



Carlos Jackson
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Michael D. Antonovich
Commissioners

July 8, 2008

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDS FOR CONSTRUCTION AND OPERATIONS COSTS FOR
SALVATION ARMY DISTRICT 1 FAMILY HOUSING PROJECT
IN SANTA FE SPRINGS (District 1) (3 Vote)**

SUBJECT:

This letter recommends that your Board approve the transfer of up to \$1,853,213 in County General Funds, allocated to the First Supervisorial District, to The Salvation Army for construction and operations costs for the District 1 Family Housing Project, a 10-unit transitional housing project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a Responsible Agency pursuant to the California Environmental Quality Act (CEQA), certify that the Community Development Commission (Commission) has considered the determination made by the City of Santa Fe Springs that the District 1 Family Housing Project (Project) is categorically exempt from CEQA and find that the Project will not cause a significant effect on the environment.
2. Authorize the Executive Director to reprogram \$953,213 in unused County General Funds (CGF) granted for services to The Salvation Army Bell Shelter Family Housing Project on May 9, 2006, which will then be granted to The Salvation Army for construction of the District 1 Family Housing Project, located at 12000 East Washington Blvd. in Santa Fe Springs.



3. Authorize the Executive Director, upon transfer of an additional \$900,000 from the Chief Executive Office, to incorporate up to \$1,853,213 in CGF into the Commission's approved Fiscal Year 2008-2009 budget.
4. Authorize the Executive Director to transfer to the Los Angeles Homeless Services Authority (LAHSA) up to \$208,561 in CGF allocated to First Supervisorial District, following receipt of said funds from the Chief Executive Office, which will then be granted to The Salvation Army for operation costs for the District 1 Family Housing Project, to be administered pursuant to an Interagency Agreement between the Commission and LAHSA.
5. Authorize the Executive Director to draft and execute a Grant Agreement for construction with The Salvation Army in a total amount of up to \$1,644,652 in CGF allocated to the First Supervisorial District, to be effective following receipt of CGF from the Chief Executive Office, approval of the Grant Agreement as to form by County Counsel, and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS:

The purpose of the recommended actions is to authorize the Commission to enter into a Grant Agreement with The Salvation Army to fund construction of the District 1 Family Housing project, and to transfer to LAHSA funds which will then be granted to The Salvation Army for operation costs. The District 1 Family Housing Project will be located at 12000 East Washington Boulevard in the City of Santa Fe Springs (Project) and will provide transitional housing and services for homeless families.

FISCAL IMPACT/FINANCING:

The actions described herein will be funded with a portion of the \$20,000,000 in CGF approved by the Board of Supervisors on June 20, 2005, to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating \$3,600,000 in CGF to each Supervisorial District, with a ten percent administrative fee in a total amount of \$2,000,000 reserved for the Commission.

The proposed grant of funds from the Commission to The Salvation Army includes a total of \$1,853,213 in First District CGF, for construction and operations costs associated with the Project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On June 20, 2005, in order to address the large numbers of homeless individuals and families and the corresponding critical shortage of beds in Los Angeles County, the Board of Supervisors approved an allocation of \$20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors directed the Commission to administer the funding and oversee all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency experience and the need for homeless services in the community, among other considerations.

On May 9, 2006, the Board of Supervisors approved up to \$2,450,000 for The Salvation Army Bell shelter for individuals and families. Of the award, \$953,213 was allocated for services to the Bell Family Housing Project. The Bell Family Housing Project was never instituted and The Salvation Army is requesting to have those funds applied to the District 1 Family Housing Project in Santa Fe Springs for construction and operations support. The proposed grant of funds to The Salvation Army totals \$1,853,213 in CGF allocated to the First Supervisorial District. The Commission will draft and execute a Grant Agreement with The Salvation Army in a total amount of up to \$1,644,652 to fund construction costs. Of the \$1,853,213 in CGF, \$208,561 will be transferred to LAHSA and then granted to The Salvation Army pursuant to the Commission's Interagency Agreement with LAHSA. LAHSA will administer and execute a contract with The Salvation Army, which will provide operations support.

The Project will provide homeless families with 10 units of transitional housing, providing 36 to 46 beds with comprehensive services designed to stabilize the family and prevent a relapse into homelessness. A complete description of District 1 Family Housing Project is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION:

As a Responsible Agency, the Commission reviewed the determination letter prepared by the City of Santa Fe Springs and determined that the Project will not have a

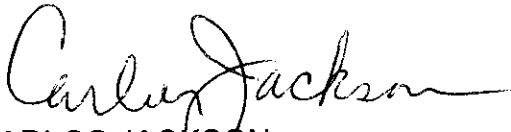
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significant effect on the environment pursuant to State CEQA Guidelines 15332. The Commission's consideration of the determination will satisfy CEQA requirements.

IMPACT ON CURRENT PROJECTS:

Approval of these actions will allow for an increase in transitional housing and services available for homeless families in the County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carlos Jackson", with a stylized, flowing script.

CARLOS JACKSON
Executive Director

Attachments: 1

**ATTACHMENT A
THE SALVATION ARMY
DISTRICT 1 FAMILY HOUSING PROJECT**

The Salvation Army is a tax exempt 501(c)(3) non-profit agency with its local corporate office located in Los Angeles, California. The Salvation Army has provided shelter and services to homeless individuals and families in Los Angeles County for many decades.

The Salvation Army District 1 Family Housing Project (Project) will provide homeless families with 10 units of transitional housing, providing 36 to 46 beds with comprehensive services designed to stabilize the family and prevent a relapse into homelessness. Transitional housing will be provided to homeless families in individual apartments, and each apartment will have its own kitchen, living room and one or more bedrooms and bathrooms. Families will be responsible for preparing their own meals. Clients will be required to pay monthly rent, which will not exceed 30% of the clients' adjusted monthly income, with 10% of that amount returned to clients at program exit for use in securing permanent housing. Families will reside in Project housing for an average of 12 months; the maximum length of stay will be 24 months. The goal of the Project is to reduce the number of homeless families living on the streets of Los Angeles.

Apart from housing, the fundamental service of the Project will be case management. The case manager assigned to the Project will refer families, as needed, to a variety of services: employment and career development; child care and children's services; health, mental health, and substance abuse-related services; parenting and life skills education; and services to help clients' access permanent housing.

The District 1 Family Housing Project for homeless families will be located at 12000 East Washington Boulevard in Santa Fe Springs and will consist of 10 units for families, representing 36-46 new beds.

Construction	\$1,644,652
Operations	\$208,561
Total request	\$1,853,213